

WARRANTY DEED

5/26/06 10:23:10
BK 529 PG 662
DEOTO COUNTY, MS
W.E. DAVIS, CH CLERK

THIS INDENTURE, made and entered into this **22nd day of May, 2006**, by and between **Raymond J. Carter, Jr. and Charity E. Carter, husband and wife**, hereinafter called Grantors, and **Walter E. Cox a(n) ^{CFC} unmarried person**, hereinafter called Grantee.

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in the City of **Horn Lake**, County of **Desoto**, State of **Mississippi**, to wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, Grantee's heirs and assigns, in fee simple forever.


The Grantor does hereby covenant with the Grantee that Grantor is lawfully seized in fee of the aforescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except any taxes not yet due but constituting a lien which are assumed by Grantee:


and any building lines, restrictions and easements of record including, but not limited to: **Subdivision Restrictions, Building Lines and Easements of record in Plat Book 69, Page 6, all in said Register's Office, and except for 2006 City of Horn Lake and 2006 Desoto County Taxes not yet due and payable.**

And that the title and quiet possession Grantor warrants and will forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the Grantor the day and year first above written.



Raymond J. Carter, Jr.


Charity E. Carter
CFC. L.

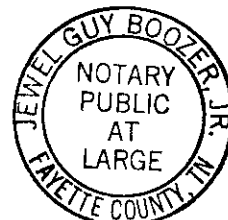
STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Raymond J. Carter, Jr. and Charity E. Carter** to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he, she or they executed the same as his, her or their free act and deed.

WITNESS my hand and notarial seal at office this **22nd day of May, 2006.**

My commission expires:

Notary Public



My Commission Expires
06-28-06

Grantor's Name and Mailing Address:
Raymond J. Carter, Jr. and Charity E. Carter

35 Northstar Drive
Hernando, MS 38632
(662) 449-3991
(662) 280-9247

Grantee's Name and Mailing Address:

Walter E. Cox
4385 Shadow Ridge Drive
Horn Lake, MS 38637
(901) 336-4470
(662) 280-0860

Property Address:

4385 Shadow Ridge Drive
Horn Lake, MS 38637

Person responsible for the
payment of taxes:

Walter E. Cox
4385 Shadow Ridge Drive
Horn Lake, MS 38637
(901) 336-4470
(662) 280-0866

Prepared by: Marc Diaz
CloseTRAK, LLC
8046 N. Brother Blvd., Suite 103
Bartlett, TN 38133
901-333-1360

Return to:

CLOSETRAK LLC
STE. 103
8046 N. BROTHER BLVD.
BARTLETT, TN 38133
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Handwritten initials: #4C, C2C.

EXHIBIT "A"

Lot 107, Section C, Shadow Oaks Subdivision, in Section 32, Township 1 South, Range 8 West, as per plat thereof recorded in Plat Book 69, Page 6, in the Chancery Clerk's Office of Desoto County, Mississippi, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Grantor herein as shown in Warranty Deed of record in Plat Book 402, Page 725, all in said Register's Office

Parcel Number: 1-08-9.32.10.0.00107.00

x ll
CJC.